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**Date:** October 19, 2020

**To:** Mayor and Council

**Author:** Robert Brown, H. Ba, MCIP, RPP  
Manager, Planning Services

**RE:** Application for Site Plan Amendment SPA/17/2020 by  
Hillside Hothouse Limited  
1533, 1535, 1537, 1539 & 1541 County Road 34 E  
Part of Lot 9, Concession 3 ED

**Report No.:** PS 2020-052

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## **AIM**

To provide the Mayor and Council with details regarding a request for a site plan amendment to permit the construction of an expanded bunkhouse and cooler addition with loading area to an existing greenhouse operation.

## **BACKGROUND**

The subject parcel consists of a farm lot and four existing rural residential lots with a combined area of 10.28 ha (25.4 ac.). The farm lot contains 6.55 ha (16.2 ac.) of greenhouse along with support buildings. Three of the four rural residential lots contain existing dwellings used for worker housing. In 2009 a site plan agreement on the property was executed with the Town. In 2010 an amendment was requested to the 2009 agreement for the expansion of a service building and construction of a bunkhouse. The service building was completed however the bunkhouse was not built. The applicant is now seeking a further amendment to expand on the previously approved bunkhouse and construct a new cooler building attached to the northeast corner of the existing greenhouse along with a new loading area.

## **DISCUSSION**

### **1.0 Provincial Policy Statement**

There are no issues of Provincial significance raised by this application.

## **2.0 Official Plan**

The subject property is designated 'Agriculture' and subject to the policies under Section 3.1 of the Official Plan for the Town of Kingsville. The proposed use is permitted in the agricultural area. The property has also been assessed under the Site Suitability criteria of Section 2.8 and conforms or will conform through the site plan process.

## **3.0 Comprehensive Zoning By-Law – Town of Kingsville**

The subject property is zoned 'Agriculture Zone 1, Exception 65, (A1-65)' which permits cannabis production. No conversion to that use is proposed at this time. Further amendment to the site plan would be necessary if cannabis production is proposed in the future. The proposed new bunkhouse will have a front yard setback of 15 m (49.2ft.) the same as what was approved in the 2010 site plan amendment. Since that time the greenhouse regulations have been updated to require a 20 m (65.6 ft.) setback. The proposed cooler has a proposed setback of 1.9 m (6.2 ft.) which is also less than the required 15 m setback. A minor variance application has been filed to request relief from both regulations. At the time of writing the application was scheduled for the Oct 20<sup>th</sup> Committee of Adjustment. All other zoning requirements are in full compliance.

## **4.0 Site Plan**

The amendment to the subject site includes the following as shown on Appendix A:

- a new 445.8 sq. m (4,800 sq. ft.) bunkhouse
- a new 745 sq. m (8,020 sq. ft. addition for a new cooler with loading area;
- a new septic system for the new bunkhouse;
- inclusion of the rural residential lots to be consolidated with the farm.

The addition of the bunkhouse will provide added space on the farm for worker housing in keeping with the updated greenhouse policy. The applicant is also planning to consolidate the existing lots shown on the attached plan. These dwellings have been used for worker housing in the past but will require updates to met requirements under both Building and Fire Code for future use as worker housing. Once completed this will bring the farm into full compliance for its housing needs. As part of all greenhouse amendments wording has been updated to address any future grow light usage and update ERCA storm water requirements.

## **LINK TO STRATEGIC PLAN**

Support growth of the business community.

## **FINANCIAL CONSIDERATIONS**

Building permits and development charges will be applicable to the proposed development.

## CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none"><li>• Full comment is attached as Appendix 'B';</li><li>• ERCA has indicated no objection with the proposed amendment</li></ul>
Town of Kingsville Management Team	<ul style="list-style-type: none"><li>• The proposed building needs to comply with the requirements of the OBC.</li><li>• A letter of update for the storm water management was provided for review of the changes. The existing system was designed with some of the proposed expansion in mind. The minor increase will not impact negatively on the current system. (Appendix 'C')</li><li>• There were no objections to the proposed development moving forward subject to conditions outlined in the agreement.</li></ul>
County of Essex	<ul style="list-style-type: none"><li>• Permit will required from the County for any new access and any new structures</li></ul>
MTO	<ul style="list-style-type: none"><li>• The property is within the MTO permitting corridor</li></ul>

## RECOMMENDATION

That Council:

Approve site plan amendment application SPA/17/2020 to permit a new bunkhouse and addition for new cooler and loading area for existing greenhouse operation, subject to:

Amended terms in the site plan agreement, and

Approval of minor variance application A/14/2020.

Authorize the Mayor and Clerk to sign the amending agreement and register said agreement on title.

Robert Brown

Robert Brown, H. Ba, MCIP, RPP  
Manager, Planning Services

John Norton

John Norton, B.A., M.A., LL.B  
Chief Administrative Officer